

December 12, 2007

**Joe Shaw
City of Huntington Beach
Planning Commissioner**

Dear Mr. Shaw,

My clients, Don Evans and Kathy Halsey, are appealing the decision of the Planning Commission that affects their property located at 16261 Typhoon Ln. in Huntington Beach. A number of the properties on Trinidad Island are "0" lot lines. The CC&Rs for the island state that there is a 5 foot side-yard easement to maintain and paint the side of the adjoining neighbors exterior wall of the house, not for demolition or construction.

Mr. Evans and Ms. Halsey have a permitted barbeque and air conditioning unit in their sideyard. According to the Zoning Administrator these would have to be removed. They are asking that you consider supporting their request for an appeal to the Planning Commission.

This action would affect all of the property owners in tract 8636 of Trinidad Island. If this decision stands it would make it difficult to convey title on Trinidad Island with the lot lines in question. It would also expose the property owner's to future suits concerning the lot line dispute. This would also be true for any other tract in Huntington Beach with "0" lot line such as Portofino Cove.

Respectfully Submitted,

**Sean Stanfield
First Team Real Estate**

LATE COMMUNICATION